



THE
A-TEAM

**RE/MAX
FIRST**

50 SAGE HILL Way, Calgary T3R 0H5

MLS®#: **A2120644**

Area: **Sage Hill**

Listing Date: **04/05/24**

List Price: **\$976,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,657**
Low Sqft:
Ttl Sqft: **2,657**

DOM

44
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Mixed**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Piling(s),Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Crown Molding,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`10" x 8`0"	Family Room	Main	11`5" x 17`0"
Family Room	Second	13`2" x 23`10"	Bedroom - Primary	Second	12`0" x 15`0"
Bedroom	Second	12`11" x 17`5"	5pc Ensuite bath	Second	17`0" x 17`7"
Bedroom	Second	10`3" x 10`11"	Bedroom	Basement	11`1" x 17`7"
Bedroom	Basement	12`9" x 12`5"	4pc Bathroom	Basement	4`9" x 8`7"
5pc Bathroom	Second	10`2" x 4`11"	2pc Bathroom	Main	4`8" x 4`6"
Sunroom/Solarium	Basement	10`9" x 14`8"	Kitchen	Main	14`0" x 19`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0910314

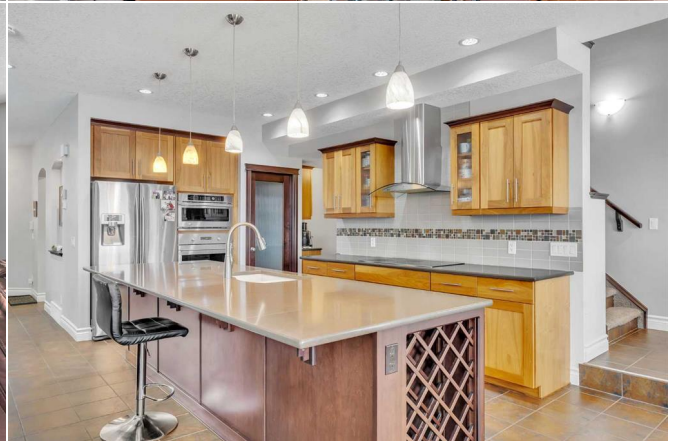
Remarks

Pub Rmks: **WALKOUT + GREENSPACE + LUXURY FINISHES. Welcome to 50 Sage Hill Way, where luxury meets lifestyle. Fully upgraded house with finished WALKOUT basement boasting over 3600 sqft of total living space. Main floor comes with two living areas with double sided fireplace. Kitchen is a chef's dream comes with HIGH END BUILT-IN appliances, induction cooktop, and 11 FEET WIDE CENTER ISLAND. Dual tone cabinets are of superior quality and provides a lots of storage with deep pull out drawers. Enjoy the scenic RAVINE views from your living/dining area with oversize windows. Step outside to enjoy BBQ with your family and friends on a full width vinyl deck with glass railing. This is truly a masterpiece. Upstairs you have bonus area with inbuilt speakers and sound proof walls perfect for family movie night. Three generous size bedrooms with WICs, spa master suite, laundry room with sink and cabinets. Basement is fully finished with with massive rec room, two additional bedrooms, sunroom and concrete patio. Oversize garage is fully insulated and heated. House comes with central air conditioning unit. No expense spared when building this masterpiece. Excellent workmanship and meticulously maintained. Do not miss your opportunity, contact today to book your showing!**

Inclusions: **NA**
Property Listed By: **eXp Realty**

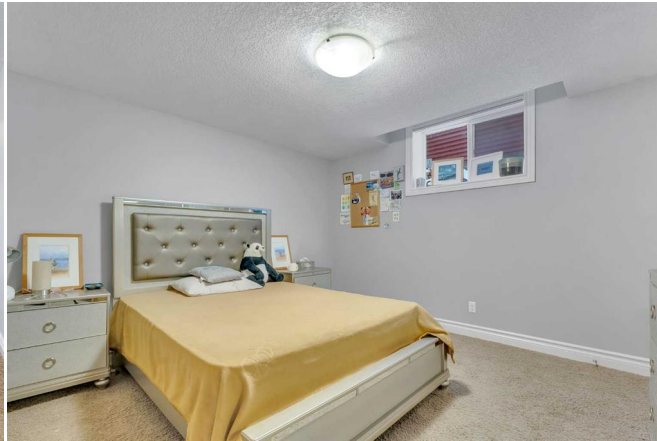
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













50 Sage Hill Way NW, Calgary, AB

Main Floor Exterior Area 1187.21 sq ft
Interior Area 1151.86 sq ft
Excluded Area 972.23 sq ft



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1st Floor Exterior Area 1470.83 sq ft
Interior Area 1268.80 sq ft
Excluded Area 1112.16 sq ft



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Basement (Below Grade) Exterior Area 1111.37 sq ft
Interior Area 1028.21 sq ft
Excluded Area 178.31 sq ft

